

INFORMATION PAPER



October 30, 2024
Planning, Building and Development
Eric Waggoner, Director

SUBJ: REQUEST FOR REZONING FROM GENERAL OFFICE (GO) TO AGRICULTURAL (AG) – FREMONT TOWNSHIP

Summary:

LPH Properties, LLC, record owner, is requesting a rezoning of approximately 35 acres of a 38.96-acre parcel from the General Office (GO) zoning district to the Agricultural (AG) zoning district to establish a single-family dwelling and farm. The 3.9 acre (approximate) portion of the property located in the Open Space (OS) zoning district will remain in the OS zoning district.

The subject property associated with this application is 31615 N Fairfield Road, Grayslake, Illinois.

Recommendation:

The Lake County Planning, Building and Development Department (PB&D) provided a staff report to the Zoning Board of Appeals (ZBA) recommending approval of the request. The staff's recommendation was based upon the compliance with the standards for a Map Amendment in the following manner:

The Lake County Framework Plan's Future Land Use Map indicates that the subject parcel be developed with agricultural uses. The rezoning request will allow the property to be developed with a single family dwelling; is compatible with the existing uses and zoning of neighboring properties; and will preserve the agricultural integrity of the area.

Legislative Summary:

A public hearing was conducted by the ZBA on October 9, 2024, on the request for a rezoning approximately 35 acres of a 38.96-acre parcel from the General Office (GO) zoning district to the Agricultural (AG) zoning district. At the conclusion of the hearing, the ZBA unanimously recommended approval of the requested rezoning.

Next Steps:

Following a recommendation on the request by the Planning, Building, Zoning and Environment Committee, the application will proceed to the Lake County Board for final action.